



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2404014  
**Applicant Name:** Mike Ravenscroft for Marcoe Inc  
**Address of Proposal:** 3629 Evanston Ave N

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one parcel into four (4) lots (unit lot subdivision). Proposed lot sizes are: A) 1,133 square feet, B) 1,236 square feet, C) 1,285 square feet; and D) 1,335 square feet. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. Related projects: Establish use as and construct two (2) two (2) unit townhouse structures and occupy per plan all under MUP No. 2400566 Permit No. 741404.

The following approval is required:

**Short Subdivision** - to subdivide one existing parcel into four lots as a unit subdivision.  
(Chapter 23.24, Seattle Municipal Code).

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

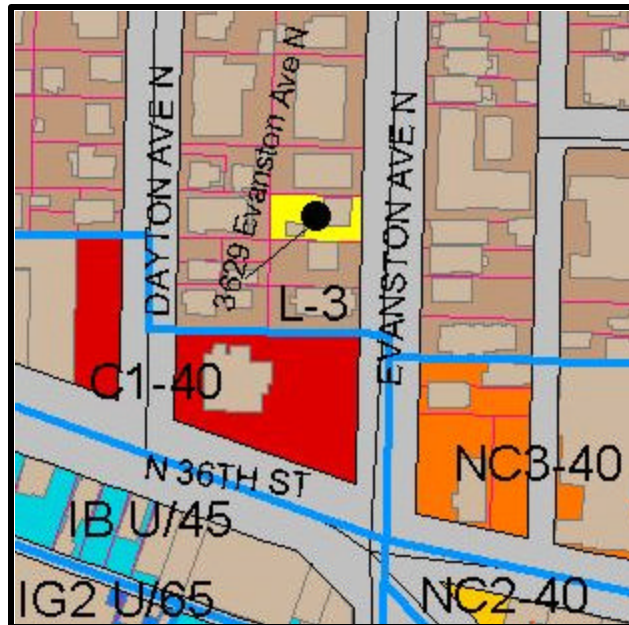
☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or  
involving another agency with jurisdiction.

## **BACKGROUND DATA**

### Site Description

The approximately 5,000 square foot property is located on Evanston Ave N. just north of N 36<sup>th</sup> St. The subject lot is zoned Multi-family Lowrise 3 (L3). In the immediate vicinity to the north, west and east surrounding lots are also zoned L3. To the south lots are zoned Neighborhood Commercial Two (NC2-40), Neighborhood Commercial Three (NC3-65), Industrial Buffer (IB-U/45) and General Industrial (IG2-U/65) moving east to west respectively. To the west lots are zoned SF 5000 and to the east lots are zoned Commercial (NC2-40 and C2-40) and Industrial (IG1-U/45). In the immediate vicinity to the west development consists of one and two-story single-family dwelling units with some newer small scale multi-family structures intermixed into the area. Development to the south and east consists of a small scale commercial/industrial development consistent with the zoning.



### Proposal

The proposal is to subdivide one parcel into four (4) unit subdivision lots with vehicle and pedestrian access to Evanston Ave N. The two (2) new two-unit townhouse structures have been reviewed for applicable code compliance under MUP No. 2400566 Permit No. 741404. The townhouse units will have one parking space underneath each unit. Proposed lot sizes are as indicated in the summary above.

Vehicle access to the site is via Evanston Ave N by way of a ten foot driveway easement. Pedestrian access to Evanston Ave N for all unit lots will be provided. Unit lots A and B will have direct pedestrian access to Evanston Ave N, while unit lots C and D have pedestrian access to Evanston Ave N by way of an easement.

### Public Comments

The comment period for this proposal ended on July 28, 2004. During the public comment period, DPD received no written comments related to the project.

### **ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Based on information provided by the applicant, referral comments from the Department of Planning and Development, Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. *Conformance to the applicable Land Use Code provisions;*

The subject property is zoned for multi-family Lowrise 3 (L3) use. The allowable density of the subject property is one unit per eight-hundred (800) square feet of lot area. Given a lot area of approximately 5,000 square feet, a total of six (6) units are allowed and currently the four townhouse units are being constructed on the site. Maximum lot coverage is 50%. Front setbacks are an average of the setbacks of the first principal structures on either side, the maximum required setback is fifteen (15) feet and the minimum is five (5) feet. The minimum side setback is five (5) feet; the actual required setback is based on the height of the facade adjacent to the side property line. Rear setback is either twenty-five (25) feet or fifteen (15) percent of the lot depth, whichever is less, but in no case less than fifteen (15') feet. The proposed parcels provide adequate buildable area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

The Seattle Fire Department has no objection to the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light has reviewed the proposal and requires an easement (#250418-3-038) in order to provide for electrical facilities and service to the proposed lots, which must be included on the final plat. This short plat provides for adequate access for vehicles, utilities, and fire protection.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and stormdrain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The short plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate was issued on June 17<sup>th</sup>, 2004 (WAC ID No. 2004-0903). There is an eight (8") inch standard water main located in Evanston Ave N which serves the site.

Sanitary Sewer: Sanitary sewer issues, both public and private, have been resolved or will be resolved at the time of side sewer permit issuance.

Drainage: Drainage issues, both public and private, have been resolved or will be resolved at the time of side sewer permit issuance.

Plan review requirements were made at the time of building permit application in accordance with any applicable stormwater ordinances in effect at that time.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed short subdivision is consistent with and will meet all minimum Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. Therefore, the public use and interests are served by permitting the proposed subdivision of land. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

This site is not located in any environmentally critical area as defined in SMC 25.09.240. There are no environmentally critical areas mapped or otherwise observed on the site.

6. *Is designed to maximize the retention of existing trees;*

SMC 23.45.015 (C.1.b) requires that all new multifamily dwelling units plant or preserve on site trees. The lot size of the proposal requires that at least ten (10) caliper inches of trees be planted or preserved on site. The building permit was reviewed for consistency with the zoning requirements for tree planting and the Tree Protection ordinance (SMC 25.11) under MUP No. 2400566 Permit No. 741404.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Two (2) two-unit townhouse structures are currently being developed on site. Pursuant to SMC 23.24.045(A&B), sites developed or proposed to be developed with townhouses, cottage housing, clustered housing, or single-family housing may be subdivided into individual nonconforming unit lots if development as a whole on the parent lot meets applicable Land Use Code development standards. To assure that future owners have constructive notice that additional development may be limited due to nonconformities; the following statement shall be required to be included as a note on the final short subdivision: *The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code.*

The conformance of the proposed development as a whole with the applicable Land Use Policies and Code Provisions has been reviewed under MUP No. 2400566 Permit No. 741404. These provisions include, but are not limited to, setback, lot coverage, building height, usable open space, landscaping, and parking requirements. Consistent with Section 23.24.045(C), additional development of the proposed lots shall be limited. Subsequent platting actions, or additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot. Subsequent actions that would create any nonconformity of proposed Lots A, B, C, and D are also not permitted. Consistent with Section 23.24.045(D), access easements and joint use and maintenance agreements shall be executed for parking areas, driveway and pedestrian access if necessary. Therefore, the proposed short subdivision conforms to the provisions of Section 23.24.045 for unit lot subdivisions.

8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

This subdivision application is not a short subdivision but rather a unit lot subdivision, therefore this section does not apply.

### Summary

The lots to be created by this unit subdivision may not individually meet all of the zoning requirements for the Lowrise 3 (L3) zone, including setbacks, density, and structure width and depth, consistent with the provisions of SMC 23.24.045. However, the development when considered as a whole does meet all standards set forth in the Land Use Code. This unit subdivision is provided with vehicular access, and public and private utilities and access, including emergency vehicles. Adequate provisions for water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. Adequate provisions for drainage control have also been provided.

### **DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

### **CONDITIONS - SHORT SUBDIVISION**

#### Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements; fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for final approval and pay any necessary fees.
3. Insert the following on the face of the plat: "The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code."
4. Provide an area to allow for the posting of address signage for Unit Lots C and D at a location visible from Evanston Avenue North and provide a covenant and/or an easement to ensure that address signage can be maintained.

Signature: (signature on file) Date: September 20, 2004  
Lucas DeHerrera, Land Use Planner  
Department of Planning and Development